

WARRANTY DEED

Form WD-1
Revised 12/2021

Project:	1401280
Code:	N/A
Parcel:	37
Page:	1 of 3

THIS INDENTURE WITNESSETH, That Cree Brothers LLC, an Indiana limited liability company, the Grantor(s) of Tippecanoe County, State of Indiana Convey(s) and Warrant(s) to The Board of Commissioners of Tippecanoe County in the State of Indiana, the Grantee, for and in consideration of the sum of Seven thousand five hundred and 00/100 Dollars (\$7,500.00) (of which said sum \$5,340.00 represents land and improvements acquired and \$2,160.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record. The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

The undersigned represent and warrant that they are the Members of the Grantor; that the Grantor is a limited liability company validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full company capacity to convey the real estate interest described; that pursuant to a resolution of the Members of the Grantor or the Operating Agreement of the Grantor they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are therefore, fully authorized and empowered to convey to The Board of Commissioners of Tippecanoe County in the State of Indiana real estate of the Grantor, and that on the date of execution of said conveyance instruments they had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

The grantor(s) assume(s) and agree(s) to pay the 2021 payable 2022 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the County in the event of any non-payment.

Interests in land acquired by The Board of
Commissioners of Tippecanoe County, IN
Grantee mailing address:
20 N. 3rd Street
1st Floor
Lafayette, IN 47901

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IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 16 day of JUNE, 2022.

Cree Brothers LLC, an Indiana limited liability company

By Merrell L. Cree (Seal) _____ (Seal)
Signature Signature

Merrell L. Cree, Member
Printed Name Printed Name

Signature Signature

Printed Name Printed Name

STATE OF INDIANA:

SS:

COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared Merrell L. Cree, Member of Cree Brothers LLC, an Indiana limited liability company, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 16 day of JUNE, 2022.

Signature Cut _____

Printed Name _____

My Commission expires _____

I am a resident of _____ County.



CLIFTON DICKERSON, Notary Public
Allen County, State of Indiana
My Commission Expires August 27, 2023
Commission No. 671065

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Revised 12/2021

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Parcel: 37
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IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 16 day
of JUNE, 2022.

Cree Brothers LLC, an Indiana limited liability company

By Ward L. Cree (Seal) _____ (Seal)
Signature Signature

Ward L. Cree, Member
Printed Name Printed Name

Signature Signature

Printed Name Printed Name

STATE OF INDIANA:

SS:

COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared Ward L. Cree, Member of Cree Brothers LLC, an Indiana limited liability company, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 16 day of JUNE, 2022.

Signature Clifton Dickerson

Printed Name _____

My Commission expires _____

I am a resident of _____ County.



CLIFTON DICKERSON, Notary Public
Allen County, State of Indiana
My Commission Expires August 27, 2023
Commission No. 671065

This instrument prepared by: Douglas J. Masson #19474-53, Attorney, Hoffman, Luhman, & Masson Attorneys at Law, 200 Ferry Street, Ste. C, Lafayette, IN 47901

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless otherwise required by law. Douglas J. Masson

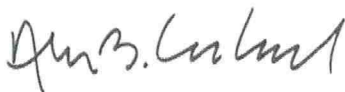
EXHIBIT "A"

Project: 1401280
Parcel 37 Fee Simple
Form WD-1
Key # 79-02-36-376-006.000-023

Sheet 1 of 1

A part of the Southwest Quarter of Section 36, Township 24 North, Range 5 West, Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked "Exhibit "B", described as follows: Commencing at the southwest corner of the East Half of said Southwest Quarter; thence North 00 degrees 17 minutes 33 seconds West 999.85 feet (1,000.00 feet deed) along the west line of said East Half to the south line of the grantor's land and the Point of Beginning of this description; thence continuing along said west line North 00 degrees 17 minutes 33 seconds West 122.20 feet to the centerline of Morehouse Road; thence along said centerline 89.33 feet along an arc to the left having a radius of 394.91 feet and subtended by a long chord having a bearing of North 15 degrees 41 minutes 17 seconds West and a length of 89.14 feet to the west line of the grantor's land; thence North 00 degrees 05 minutes 30 seconds West 61.04 feet along said west line; thence South 21 degrees 39 minutes 23 seconds East 163.80 feet to the point designated "1089" on said Exhibit "B"; thence South 00 degrees 10 minutes 13 seconds West 116.65 feet to said south line of the grantor's land; thence South 89 degrees 43 minutes 29 seconds West 35.28 feet along said south line to the Point of Beginning, and containing 0.171 acres, more or less, inclusive of the presently existing right of way, containing 0.083 acres, more or less.

This description was prepared for the Board of Commissioners of Tippecanoe County by DLZ Indiana, LLC and certified by Alan Brent Cleveland, Indiana Registered Professional Surveyor, License No. LS80880007, on the 25th Day of June, 2020.



Alan Brent Cleveland, P.S.
Indiana Registered Professional Surveyor No. LS80880007



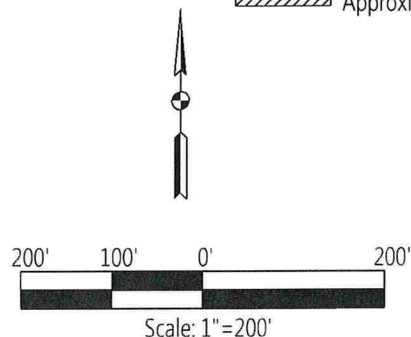
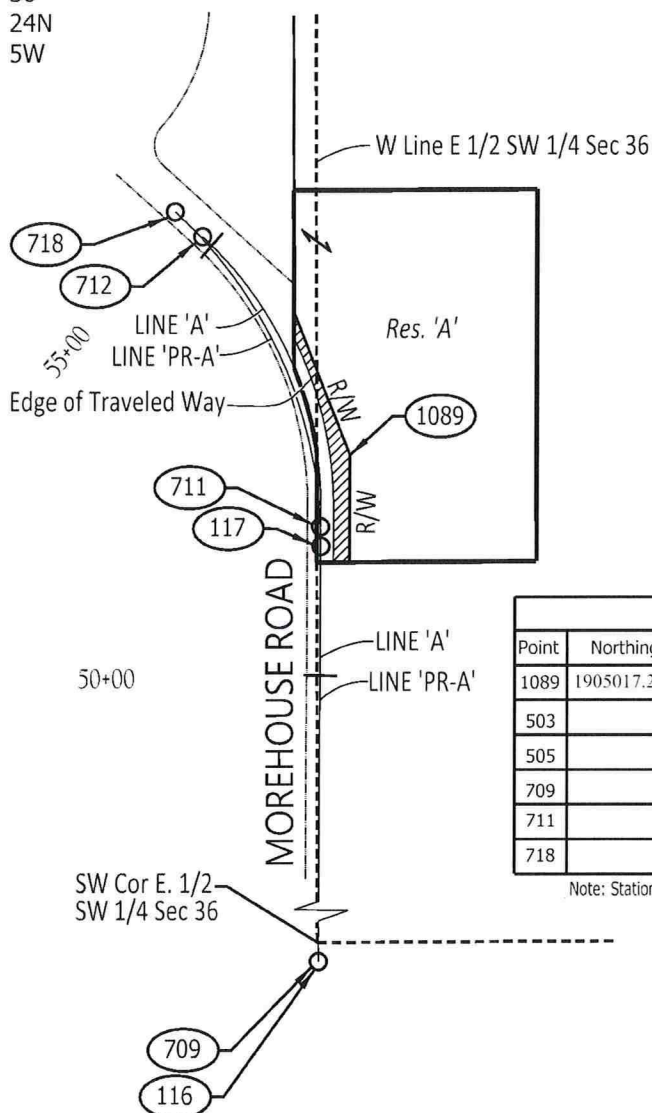
Project: 1763 1212 90

Parcel: 37
 Project: 1401280
 Des. # 1401280
 County: TIPPECANOE
 Section: 36
 Township: 24N
 Range: 5W

Right of Way Parcel Plat Exhibit "B" (continued) Owner: Cree Brothers, LLC

Code: N/A
 Page: 2 of 2
 Prepared by: S. Hartman
 Checked by: A. Cleveland

 Hatched Area is the Approximate taking



Parcel Coordinate Chart (Shown in Feet)					
Point	Northing	Easting	Station	Offset	Line
1089	1905017.2547	2992965.0664	52+32.61	40.49' Rt.	'PR-A'
503	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
505	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
709	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
711	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
718	SEE LOCATION CONTROL ROUTE SURVEY PLAT				

Note: Stations & Offsets control over North & East coordinates and Bearing & Distances

Line 'PR-A' Data Table			
Point		Northing	Easting
116	P.T. 40+87.26 = P.O.T. 40+87.26 Line 'A'	1903864.8848	2992930.9339
117	P.C. 51+40.30 = P.O.T. 51+40.30 Line 'A'	1904917.9209	2992933.7963
$\Delta = 48^{\circ}21'37''$ Lt. $R = 485.00'$ $L = 409.36'$ $T = 217.77'$ $E = 46.65'$			
118	P.T. 55+49.66 = P.O.T. 55+54.52 Line 'A'	1905280.8175	2992772.0359

Note: Stations & Offsets control over North & East coordinates and Bearing & Distances

ALAN BRENT CLEVELAND P.S.
 LS80880007



SURVEYOR'S STATEMENT:

To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat Recorded as Instrument #201717017449 in the Office of the Recorder of Tippecanoe County, Indiana (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").

This plat was prepared from information obtained from the Recorder's Office and other sources which were not necessarily checked by a field survey.

Alan B. Cleveland

Date: 6/25/2020



DLZ
 DLZ INDIANA, LLC

157 E. MARYLAND STREET
 INDIANAPOLIS, INDIANA 46204-3608
 (317) 633-4120

Project: 1763 1212 90

The attached **Warranty Deed – Parcel 37 (Morehouse Rd. Project)** is approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this 5 day of July , 2022.

Davis S. Byers, President

Tracy A. Brown, Vice President

Thomas P. Murtaugh, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: _____
Robert A. Plantenga, Auditor